

MINUTES OF REGULAR MEETING

April 27, 2015

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Sonya Clover declared a quorum was present, and called the regular meeting to order at 6:03 p.m.

Present: Sonya Clover, Harriette Cummings, Nelson Cox, Gary Wall and William Simpson

Absent: No members were absent.

Also Present: Jack Yates, City Administrator

VISITOR/CITIZENS FORUM:

There were no comments made.

CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding March 23, 2015 minutes.

Harriette Cummings moved to approve the minutes as presented. Nelson Cox seconded the motion, the motion carried unanimously.

2. Discussion regarding Lake Creek Village Section Two –Phillip LaFevre.

Mr. LaFevre advised that he will make a formal presentation to the Commission in May regarding the Section Two preliminary plat drawings.

Mr. LaFevre advised that Section One had already been approved, the roads have been installed and the builders were ready to start construction. Mr. LaFevre said that Section Two would include another 44 lots that wrap around Memory Park and Fernland Park, which is zoned mixed use and partially commercial use. Mr. LaFevre advised that because of the parks, they wanted to stay with the residential homes. The sizes of the homes are 1600 -2200 square feet. Mr. LaFevre said that they have a lot of compensating greenspace, with 10.5 acres given to the park and the library, and land that they donated in Section One. Mr. LaFevre advised that City ordinance requires the lot size to be 9,000 square feet. Mr. LaFevre stated that in the past, the City has considered compensating greenspace. Mr. LaFevre advised the lot sizes range from 55-60 feet wide and 125 feet deep, which would be approximately 1,200 feet short of 9,000. Mr. LaFevre advised that the concept is basically the same as Section One,

but these homes are a little larger. Chairman Clover thanked Mr. LaFevre for his presentation and explanation.

3. Discussion and possible action regarding a variance in Waterstone Section 2. to allow the reverse curves without tangents and smaller radius at the intersection of East Waterstone Drive and Peninsula Point Drive.

Mr. Troy Toland, presented the map and information regarding the variance. Chairman Clover asked about the size of lot one. Mr. Toland advised that most of the lots are 9,000 square feet, with 95 foot street frontage. After discussion, Mr. Toland stated that they could increase the size of Lot 1. Chairman Clover stated that she wished that they could advise the size of Lot 1, because the City has guidelines regarding lot size. Mr. Shackleford, City Engineer advised that they could definitely increase the size of the lot from the reserve.

Mr. Shackleford stated that depending on the Commission's decision tonight, if approved, they would revise their drawings. Mr. Shackleford asked Mr. Toland what size house would be able to be on Lot 1. Mr. Toland advised that the way it is shown, the footprint of the house would be 2,500 square feet.

Mr. Shackleford advised that they had presented a letter stating the geometrics of the roadway that is being proposed, which would require a variance from the guidelines. Mr. Shackleford advised that they were okay with the request to remove the tangent in the road, because of the low speed, and they are okay with what is proposed on the lot size.

After discussion, Nelson Cox moved to approve the variance to Section 2 to allow the reverse curves, as noted on the plans. Nelson Cox stated that City Council would have the final approval. Gary Wall seconded the motion, the motion carried unanimously. (5-0)

4. Discuss/take action regarding sign permit application for 14427 Liberty Street – Esme Culotta.

After discussion, William Simpson moved to approve the sign permit application, and issue a sign permit for 14427 Liberty Street – Esme Culotta. Gary Wall seconded the motion, the motion carried unanimously. (5-0)

5. Discuss/take action regarding Preliminary Plat of Buffalo Springs Shopping Center, Phase 1.

David Strauss with Town and Country Survey, representing Milestone, made the presentation advising that they had no problems with the notes, other than the division line between Reserves B and C. Mr. Strauss advised that they are asking for a zero lot line between the two reserves so that Kroger can abut up to the other building.

Mr. Shackleford advised that they did not have an objection to the request for the zero lot line between Reserves B and C. Chairman Clover asked for the building set back from SH105. Mr. Shackleford advised that it was roughly 600 feet from the building to the right-of-way line and SH105. Chairman Clover asked if they were going to do anything at the corner with the drainage. Mr. Yates advised that there was supposed to be a "Welcome to Montgomery" sign at that location, as part of the agreement with Kroger. Chairman Clover stated that they are looking forward to Kroger coming into the City.

After discussion, Gary Wall moved to accept the preliminary plat of Buffalo Springs Shopping Center, Phase I, as presented with a variance of zero lot lines between Reserves B and C. noted. William Simpson seconded the motion, the motion carried unanimously. (5-0)

6. Discussion/take action regarding Preliminary Plat of Buffalo Springs Shopping Center Phase 2. David Strauss made the presentation, advising that they had no problems with the notes, other than the 26 foot utility easement on the west side, and they have asked for another 15 foot building line, which would place them 41 feet off the road, which seemed a bit excessive for a building line. Mr. Strauss stated that Milestone was requesting that they get a 26 foot building line, which would include the utility easement.

Mr. Shackleford said that the City ordinance states that if there is an easement outside the right-of-way, then the building line would start at the outer easement line and go further into the property. Mr. Shackleford stated that depending on what is planned for utilities in the 26 foot easement, they would be willing to request reducing the set back to 5 foot, because you would not want the building right on the easement line if there was a utility line. Mr. Shackleford stated reducing the 15 foot building line to 5 foot would be a compromise by the City, but they would like to research the matter more and then come back with a recommendation.

Mr. LaFevre advised that he used to own that piece of property, and no one knew what was going to be going on the property, so they filed a blanket easement along every road front that went along the Rumpy property. This was done so that the City would not get blocked out without utilities.

Mr. Shackleford advised that more than likely the City could reduce the building set back to 5 foot. Mr. Shackleford stated that he only needed two days to research the information. Mr. Shackleford recommended that the Commission grant the variance, reducing the 15 foot building line to 5 foot, subject to research. Then he will report the findings to Mr. Yates, so that Mr. Strauss and Milestone are not delayed. The Commission concurred that was a good recommendation. Mr. Yates also agreed with the recommendation.

After discussion, Nelson Cox moved to approve the preliminary plat of Buffalo Springs Shopping Center, Phase 2, with a variance for a 5 foot setback instead of the required 15 foot,

subject to confirmation by the City Engineer that the 5 foot setback meets the needs of the City. Gary Wall seconded the motion, the motion carried unanimously. (5-0)

7. Report regarding sign ordinance revisions.

Mr. Yates advised that he had tested out the idea of monument signs on several developers versus single posts, and he had received positive reactions. Mr. Yates stated that the City Attorney is working on the sign ordinance draft, and it will be presented at the next meeting.

8. Discussion/take action on rescheduling May meeting.

Mr. Yates advised that the next meeting will fall on Memorial Day and it would need to be changed. After discussion, the Commission determined that the meeting would be held on May 19, 2015 at 6:00 p.m.

ADJOURNMENT:

Gary Wall moved to adjourn the meeting at 6:42 p.m. Harriette Cummings seconded the motion, the motion carried unanimously. (5-0)

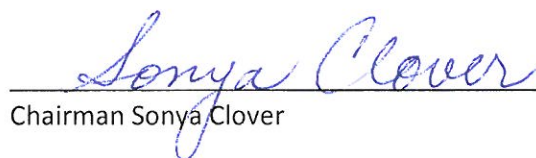
Submitted by:


Susan Hensley, City Secretary

Date Approved:

06/01/15




Chairman Sonya Clover